



## REQUEST FOR COUNCIL ACTION

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**MEETING DATE:** August 21, 2023

**PREPARED BY:** Peter Vickerman, Planning Manager

**AGENDA ITEM:** Minnesota Science and Technology Center Project Black Bear planned unit development stage plan, rezoning, preliminary plat, final plat

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### PREVIOUS ACTIONS:

At the meeting of Monday, August 14, 2023, the Planning Commission recommended that the City Council direct the City Attorney to draft a resolution and a Planned Unit Development agreement approving the Minnesota Science and Technology Center – Project Black Bear planned unit development stage plan, rezoning, preliminary plat, and final plat subject to:

1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:
  - a. The Community & Economic Development Department dated August 2, 2023
  - b. The Engineering Department dated July 21, 2023
  - c. The Water Resources Engineer updated August 7, 2023
  - d. The Fire Department dated July 21, 2023 and updated August 8, 2023
  - e. The Parks & Recreation Department, dated August 3, 2023

**Motion** to recommend that the City Council direct the City Attorney to draft an ordinance approving the rezoning from FF, Freeway Frontage to PUD, Planned Unit Development.

The applicant shall acknowledge that Park Dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

**Requested Action:** Planned unit development stage plan, rezoning, preliminary plat, and final plat

**Zoning:** FF (Freeway Frontage District)

**Adjacent Land  
Use and Zoning:**

North: RA (Single-Family Agricultural District)  
East: FF (Freeway Frontage District)  
South: I-94/694  
West: FF (Freeway Frontage District)

|                                    |                                   |
|------------------------------------|-----------------------------------|
| Applicant:                         | Ryan Companies US, Inc.           |
| Application received:              | July 10, 2023                     |
| 60 day review deadline:            | September 8, 2023                 |
| Additional 60 day review deadline: | November 7, 2023                  |
| Address:                           | Gravel Mining Area north of I-694 |

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**RECOMMENDED COUNCIL ACTION:**

**Motion** to adopt Ordinance No. 23-16 approving the rezoning from FF, Freeway Frontage to PUD, Planned Unit Development.

**Motion** to adopt Resolution No. 23-127 and a Planned Unit Development agreement approving the Minnesota Science and Technology Center – Project Black Bear planned unit development stage plan, rezoning, preliminary plat, and final plat.

The applicant shall acknowledge that Park Dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

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**COMMENTS:**

**General:**

The applicant is requesting planned unit development (PUD) development stage plan, preliminary and final plat approval for 400,000 square feet, three-story, office/lab building with the potential of a 150,000 square feet addition on approximately 37 acres of land adjacent to I94/I694.

The site is in the Gravel Mining Area (GMA) South Master Plan area and is identified for multi-story office buildings. The site is guided Regional Mixed Use – Freeway Frontage that also calls for high quality, multi-story office buildings.

The site received PUD concept plan approval on June 26, 2023, and the development stage plan is in conformance with the approved concept plan.

The building is shown on the southern end of the site, near I94/I694, with a parking field on the northern portion of the site.

**Access & Parking:**

The development of the site would include extensions of Revere Lane North south from the roundabout with Fountains Drive North, and 73<sup>rd</sup> Place North that would connect on the west and east sides with this street in the Arbor Lakes Business Park and Project Libre sites respectively. A new roundabout is proposed at the intersection of Revere Lane North and 73<sup>rd</sup> Avenue North, with the southern leg being the main access to the site. Two additional access points are proposed on 73<sup>rd</sup> Avenue North on the east and west sides of the site.

The applicant is proposing 1,238 parking stalls to serve the development with 23 of these handicap stalls, 15 visitor stalls, and 62 electric vehicle stalls. Staff has no issue with the proposed parking.

Sidewalks are proposed around the building and linking the building to the trail system along 73<sup>rd</sup> Avenue North and along Revere Lane North.

**Utilities and Stormwater Management**

The site would be served by public sewer and water, with the water system looping around the building to provide adequate service. Other than minor adjustments, staff has no issues with the proposed utilities.

Stormwater management would generally occur on site with a number of ponds, including one on the north side of 73<sup>rd</sup> Avenue North. The stormwater management system will be reviewed by the Shingle Creek Watershed District and is subject to their approval.

**Photovoltaics**

The applicant is showing areas where onsite photovoltaics can go. Staff has no issues with these locations. Additional solar panels are likely on the roof of the building as well.

**Landscaping**

The applicant is proposing 219 overstory trees along with 143 ornamental trees. Code requires 134 overstory trees and so the applicant is exceeding code requirements.

Groundcover is a mix of sod, native planting areas near storm ponds, and low growing pollinator mixes near the photovoltaics.

Staff will continue to work with the applicant on appropriate soils for the smaller island areas to ensure healthy and thriving landscaping.

**Architecture**

The applicant is proposing an attractive building with significant areas devoted to windows. In addition, they are proposing architectural metal panels and architectural precast concrete on the lower level.

The look has a retro feel with modern sensibilities and would create an excellent look along the freeway.

### **Signage**

The applicant is requesting a sign package along with the PUD to allow for some modifications to the standard sign allowances. Essentially the applicant is proposing smaller wall signs on the building but larger and more monument signs along the freeway than standard. They are not proposing any more signage area than code would allow and so staff has no issues with the proposed signage.

The specifics of the signage request are the following:

- Three wall signs, each 250 square feet.
- Three monument signs along 73<sup>rd</sup> Avenue North, each 50 square feet.
- Two monument signs along 194/1694, each 450 square feet.

Code would allow up to 6,882 square feet of wall sign area and 100 square feet of monument sign area.

### **Miscellaneous**

The applicant is showing a number of other interesting features, especially with possible sustainability features, of the plan including:

- Gathering areas outside the building where events could take place and could accommodate food trucks.
- Electric vehicle charging stations.
- Ground source geothermal.
- Habitat areas.
- Water re-use for irrigation.
- Native and drought tolerant landscaping.
- Pollinator friendly plantings.
- Light pollution reduction.
- Light roofing materials.

### **Rezoning**

The property will be rezoned from FF, Freeway Frontage to PUD, Planned Unit Development.

### **Summary**

As stated earlier, staff see the proposal as being consistent with the approved concept plan. There are some minor adjustments needed to the civil drawings that can be addressed with the subsequent building permit.

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### **ATTACHMENTS:**

Attachment A: Narrative

Attachment B: Location and notification maps

Attachment C: Maps

Attachment D: Elevations

Attachment E: Memorandums

Attachment F: Ordinance No. 23-16

Attachment G: Resolution No. 23-127

Attachment H: Planned unit development agreement